



## CITY OF NEWPORT BEACH ENVIRONMENTAL QUALITY AFFAIRS COMMITTEE

### AGENDA

**DATE/TIME:** MONDAY, September 15, 2003 - 7:00 P.M.

**LOCATION:** POLICE DEPARTMENT AUDITORIUM  
870 SANTA BARBARA DRIVE

#### **Roll Call**

1. Minutes of August 18, 2003 (*Draft Minutes Attached*)\*
2. Report from the St. Andrews Subcommittee on the Notice of Preparation (NOP) (*Draft Report Attachment*)
3. Discussion of Subcommittee Procedures and Participation
4. Report from EQAC Representative to GPUC
5. Report from EQAC Members on GPAC
6. Report on LCP Process
7. Council Member Reports
8. Report from Staff on Current Projects
9. Public Comments
10. Future Agenda Items

**NEXT MEETING DATE:** October 20, 2003

**LOCATION:** Police Department Auditorium

\*Draft Attachment can be found on the City's website <http://www.city.newport-beach.ca.us/> click on **Council** and then click on **Agendas and Minutes**. The attachments are also available for pick-up in the C Newport Beach Planning Department at 3300 Newport Boulevard, Building C, Second Floor.

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## CITY OF NEWPORT BEACH

### ENVIRONMENTAL QUALITY AFFAIRS COMMITTEE

**DRAFT** Minutes August 18, 2003

Minutes of the Environmental Quality Affairs Citizens Advisory Committee held at the City of Newport Beach Police Department Auditorium, 870 Santa Barbara Drive, on August 18, 2003.

**Members Present:**

Steve Bromberg, Mayor  
Robert Hawkins, Chairperson  
Cris Trapp, Vice Chairperson  
Barry Allen  
Brent Cooper  
Maggie Fitzgerald  
Ray Halowski  
Tom Hyans  
Elaine Linhoff

Phillip Lugar  
Jim Miller  
Dolores Otting  
Marge Pantzar  
Nancy Raney  
Richard Rivett  
Louis Von Dyl  
Jennifer Winn

**Staff Representatives:**

Sharon Wood, Assistant City Manager

**Members not Present:**

Richard Nichols, Council Member  
Gary Borquez  
Gus Chabre  
Laura Dietz

Thomas Eastmond  
Carol Hoffman  
Christopher Welsh

The meeting was called to order by Vice Chairperson Cris Trapp at 7:15 p.m.

1. Introduction of New Member  
Maggie Fitzgerald introduced herself; she has done environmental consulting for twenty years.
2. Minutes of July 21, 2003  
**Motion** was made by Ray Halowski to approve the minutes as written. Seconded by Marge Pantzar. **Motion** passed unanimously.
3. Report from Subcommittee on South Coast Shipyard Draft Mitigated Negative Declaration (DMND)

Chairman Hawkins arrived at 7:17 p.m.

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The committee made typographical and format changes to the report.

On a straw vote, the majority recommended a Draft EIR, and deleting the alternative of a revised DMND.

Elaine Linhoff **moved** to approve the report with corrections and a clear recommendation for a DEIR. Phillip Lugar seconded the **motion**, and it passed unanimously.

4. Report from Subcommittee on Pacific Medical Plaza Notice of Preparation (NOP)

The typos in the report were corrected. Sharon Wood suggested that the statement regarding use of the site for affordable housing by Newport Beach be deleted. The committee agreed by consensus

Comments added:

- Include State Route 55 and 19th Street in traffic analysis
- Include Old Newport Boulevard Specific Plan in land use analysis
- Address how the project may impact future extension of Sate Route 55

Delete reference to biological resources.

Jennifer Winn **moved** to approve the report with the edits and forward it to the City Manager for transmission to Costa Mesa. Marge Pantzar seconded. The **motion** passed unanimously.

5. Report from EQAC Member to GPUC

There was no meeting.

6. Report from EQAC Members on GPAC

There was no meeting.

7. Report on LCP Process

Sharon Wood reported on meeting with the California Coastal Commission staff on August 15th.

8. Report from Staff on Current Projects

Sharon Wood reported that the St. Andrew Notice of Preparation (NOP) is out for review.

9. Council Member Reports

Mayor Bromberg reported the following:

- The Lower Bayview Landing project was continued at the California Coastal Commission; we are proceeding with a project of 120 units.
- Eelgrass - Mayor Bromberg, Harbor Resources Commissioners and staff met with Congressman Cox this morning to get Federal help on defining the appropriate amount of eelgrass for our Harbor.

10.

Public Comments

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None

11. Future Agenda Items  
September:

- St. Andrew NOP
- Bio Diesel Presentation

Chairman Hawkins adjourned the meeting at 9:15 p.m.

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# MEMORANDUM

**To:** Environmental Quality Affairs Citizens Advisory Committee  
City of Newport Beach

**From:** St. Andrew's Subcommittee  
Environmental Quality Affairs Citizens Advisory Committee  
City of Newport Beach

**Subject:** Notice of Preparation ("NOP") for St. Andrew's Presbyterian Church Expansions and Renovation; General Plan Amendment and Use Permit (PA2002-265) (the "Project")

**Date:** September 8, 2003

Thank you for the opportunity to comment on the NOP for the captioned Project located at 600 St. Andrew's Road, Newport Beach, California 92663. We offer the following comments in the hopes of improving the Draft Environmental Impact Report ("DEIR") and the Project.

**1. Project Description:**

The NOP contains an incomplete Project description. The proposed Project includes enlarged parking from 250 to 400 spaces including the construction of a two level parking structure with the lower level below grade. In addition, the Project includes over a five fold increase in the classroom size and increasing the Fellowship Hall from 17,762 to 32,744 square feet. However, the NOP fails to discuss the reasons for these increases associated with the Project. The DEIR should discuss the nature and reasons for such changes so that the public may be able to understand and comment on the Project.

**2. Environmental Checklist and Discussion:**

**a. Aesthetics:**

The checklist, page 19, indicates that "the maximum building height of the existing development is 43 feet." However, the NOP does not say that the existing buildings are 43 feet in height.

The new project buildings are to be 30-35 feet "above existing grade" (page 19). The EIR should clearly indicate whether the Project will be taller or shorter as viewed from the street or adjacent residential property than the existing conditions.

Further, the DEIR should discuss and identify the location of the current buildings that are to be replaced and indicate the location of the proposed buildings. It would appear this should be done so that local residents can determine what if any effect these newer buildings may have on their adjoining properties.

In addition, the lighting element seems to be very specific about

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what is required and does indicate concern for light spillage and glare. The checklist indicates these issues are not being addressed in the EIR but will be addressed prior to the issuance of a building permit or a certificate of occupancy. However, CEQA requires more than deferred analysis: the DEIR should discuss the lighting impacts and glare so that the public may have an opportunity to know what the differences will be between the current night lighting versus the planned night lighting and will be so that appropriate mitigation or modifications can be worked out before any building permit is issued.

**b. Air Quality:**

The Checklist indicates that the Project could have potentially significant impacts on air quality both long term and short term. The long term impacts will result from the increased vehicular traffic associated with the Project. However, the NOP lists mitigation for only short term impacts. The DEIR must explain and analyze the nature and extent of these impacts and, if necessary, provide adequate mitigation.

**c. Geology and Soils:**

The Checklist indicates that the Project will have less than significant impacts on geology and soils. However, the Project will include a subterranean garage and involve substantial excavation. However, the NOP identifies three mitigation measures including preparation of a site specific foundation subsurface study. The DEIR should include this study, analyze Project impacts and, if necessary, propose necessary mitigation.

**d. Hydrology and Water Quality:**

The NOP notes that the Project will have less than significant impacts on hydrology and water quality. However, the NOP proposes two mitigation measures including a proposal for frequent parking area sweeping and other structural and non-structural features. The DEIR should analyze and discuss these impacts, and fully identify and discuss the mitigation measures.

**e. Land Use and Planning:**

The Checklist indicates that the Project may have a potentially significant impact on land use and planning including inconsistency with the City's General Plan due to the Project's increase of floor area ratio ("FAR"). The DEIR should fully discuss and analyze these impacts and, if necessary propose adequate mitigation.

**f. Noise:**

The Checklist indicates that the Project may have potentially significant long term and short term noise impacts. Among other impacts, the NOP notes that the Project may create increased vehicular impacts and increased short term construction impacts. The NOP indicates that an acoustical study will be prepared for the Project. The DEIR should include this study, discuss any impacts identified and, if necessary propose any necessary mitigation.

**g. Transportation/Traffic:**

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The Checklist indicates that the Project may create potentially significant impacts on transportation and traffic.

Among other things, the NOP indicates at page 47 that the city requires one parking space for each three seats and the applicant will build 400 spaces. The church on page 1 is identified as having a 1200 seat sanctuary. That use alone would appear to utilize all the parking spaces. If we still have classes, gymnasiums, fellowship halls, etc. with a total square footage proposed of 100,000 square feet for which there is no parking on site when the "main sanctuary" The DEIR should thoroughly discuss the parking demand for the Project, the uses of the Project, impacts on parking and, if necessary, propose mitigation measures.

In addition, the Checklist indicates that the bike lane on 15th Street won't be adversely effected. Considering that the increased size and use would seem to imply more cars coming and going, the DEIR should discuss and analyze the impacts of the Project's traffic on bicycle safety. This could be a significant issue for the applicant and the city. Given the potential for liability, the DEIR should include a very careful study of bike safety so that the applicant and the City will understand the Project's impacts on bicycles including its impacts on transportation and bicycle in view of the close proximity of the schools which have very heavy bicycle use.

Also, the Checklist at page 46 shows that the Project may create significant impacts on traffic including impacts on adjacent streets which impacts will be addressed in the DEIR. This traffic study should analyze the Project's impacts on all intersections within a 1500 foot radius from the project.

Currently, intersections in the vicinity of the Project experience significant problems, in part, during the school year. The DEIR should analyze all such impacts and, if necessary, propose adequate mitigation measures.

**h. Mandatory Findings of Significance:**

The Checklist indicates that the Project may have potentially significant impacts that are cumulatively significant. The DEIR should include in its cumulative impact analysis all projects in the vicinity including the proposed Mariner's library, any expansion of schools including Harbor High School or Ensign Middle School. The DEIR must address all such impacts and provide adequate mitigation for any such impacts.

**3. Conclusion:**

Thank you again for the opportunity to comment on the NOP for the Project. We hope that these comments and others will assist the City in the preparation of the DEIR.

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